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Save energy. Save money. Live comfortably. Go green.

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WEDNESDAY 19, FEBRUARY 2014

SCEIP Office During Construction at La Plaza A

During the next 6-8 weeks the north entrance of the La Plaza A building at 2300 County Center Drive will be under construction. If your business brings you to the SCEIP office, please use either the South entrance to the building or the center courtyard doors.



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Progress with Residential PACE

Last September, California Governor Jerry Brown announced the state's plan to develop a funded PACE reserve to protect mortgage lenders from losses they might incur as the result of PACE assessments on residential properties. Last month, the California Alternative Energy and Advanced Transportation Authority (CAEATFA, or the Authority) held a public workshop regarding the program and on February 18, the CAEATFA Board approved the emergency regulations. CAEATFA's next steps are to go to the Office of Administrative Law for their consideration. If everything goes as planned, the Program should be up and running this spring.

The Goal: The Program is intended to remove any additional risk to the first mortgage lender resulting from the existence of a PACE assessment on a property in a foreclosure or forced sale for unpaid taxes. Additionally, by tracking the performance of PACE portfolios over the next several years, the Program should provide more detailed information on the actual credit risk associated with PACE financing than is currently available. This information will be useful for potential investors in PACE bonds and securities and may allow them to accept lower returns on these investments.

The Basics: Here's how CAEATFA's PACE loss reserve will work. The State legislature has provided \$10 million to compensate mortgage lenders for losses. Municipal governments that choose to participate in the Authority's program will agree to various administrative reporting requirements and loan qualification standards. The Program will cover two, specific types of losses for first mortgage lenders:

Also this month

[Net Zero Energy Series Part 3](#)

February 21: 9:00 am-5:00 pm Santa Rosa Utilities Department, Santa Rosa

[Net Zero Energy Series Part 4](#)

February 22: 9:00 am-5:00 pm Santa Rosa Utilities Department, Santa Rosa

[BayREN Home Upgrade Core Training](#)

February 24: 9:00 am - 5:00 pm, 900 Fallon Street, Oakland 94607

[BayREN Home Upgrade Core Training](#)

February 25: 9:00 am - 5:00 pm, 900 Fallon Street,

Oakland 94607

Graywater Workshop

February 28: 12:30 pm-4:30 pm, 35 Stony Point Road, Santa Rosa

Connect with us**Contact Us**

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1. If a first mortgage lender forecloses on a property with a PACE assessment, the Program will cover the amount of property tax attributable to the PACE lien that is paid by the first mortgage lender while in possession of the property. The Program will also cover penalties and interest if accrued through no fault of the first mortgage lender.

2. If a County conducts a forced sale on a property for unpaid taxes, the Program will cover any losses to the first mortgage lender up to the amount of overdue PACE payments.

Next Steps: California's plan to encourage residential PACE programs and insure mortgage lenders against losses is not contingent on FHFA approval. CAEATFA notes that it solicited input from the FHFA, but the regulator has not yet indicated that the State's reserve alleviates its concerns. Before it was reversed on appeal, the U.S. District Court for the Northern District of California had ordered the FHFA to conduct a public notice and comment "rulemaking". In the final stage of that uncompleted process, the FHFA had indicated a willingness to consider insurance or reserves to shield Fannie and Freddie from losses. PACE advocates are optimistic that California's PACE Loss Reserve will satisfy the FHFA and might serve as a model for other states.

For more information regarding the CAEATFA PACE Reserve Program, visit their [website](#)

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Visit the SCEIP Booth at the Spring Home & Garden Show March 14 – 16, 2014

Stop by the Sonoma County Energy Independence Program (SCEIP) booth at the 25th Annual Sonoma County Fairgrounds Spring Home & Garden Show on March 14-16, 2014. Discover ways to how you can start saving energy, water and money. Program representatives will be on hand with information on the latest in financing, rebates, and incentives for your projects.



Also back by popular demand, "Ask the Expert" featuring SCEIP participating contractors. These local specialized and general contractors will be on hand to answer your home improvement questions at no charge or obligation.

Show hours are: Friday noon - 7pm, Saturday & Sunday 10am - 6pm. Discounted admission is available [here](#).

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PG&E Training Class

Sonoma County Energy Watch and PG&E are offering a No-Cost training class titled "Lighting for Industrial, Warehouse, Greenhouse, Food Processing, and Cold Storage"



Time and location: Wednesday, March 19, 2014. 2300 County Center Dr Suite A212, Santa Rosa, Ca 95403.

Class description: New solutions join the tried and true technologies for high bay and other industrial, warehouse, greenhouse, food processing and cold storage applications. Special attention will be given to food safe, wet location, explosion proof and other lighting concerns. Students will hear about the benefits of spectrally enhanced lighting. Wired and wireless controls will be included. Students will focus on class exercises to score specific applications and recommendations including high bays, hooded industrials, strips, troffers, high lumen full and reduced wattage T8s, full and reduced wattage T5Hos, truck trailer loading spot lights, specialized exterior lights, ceramic metal halide, induction, plasma, LEDs and more. Discussion will include the advantages and disadvantages of newer technologies such as LED high bays, and AC LEDs that do not need drivers. This is a beginning to intermediate level class.

A continental breakfast and lunch are provided.

Space is limited in this class and preregistration is required to reserve a spot. <http://www.pge.com/pec/classes/6890.htm>

For additional information visit: www.pge.com/energyclasses
Or call: 1-800-244-9912

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Simon Property Group - Santa Rosa Plaza

The Santa Rosa Plaza had goals of increasing the comfort and satisfaction of their tenants, improving overall building performance and reducing energy costs.



To achieve these goals, the Santa Rosa Plaza installed a reflective cool roof to their 699,000 sq. ft. building, using PACE financing with a term of 10 years and a fixed interest rate of 7%. The benefits of using PACE financing include zero up-front cash investment, the ability to pass payments through to tenants, long-term financing, and the fact that the assessment stays with the property upon sale.

"We are very grateful to Sonoma County for enabling us to serve as an example to other corporate citizens who are reviewing opportunities to reduce energy costs and create jobs responsibly."

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Contractors' Corner

Energy Independence
Program Monthly
Contractors Forum

Date: Wednesday February
19, 2014

Time: 4:00 pm - 5:30 pm

Location: 2300 County
Center Dr. Suite A212 (La
Plaza Building A, upstairs conference room), Santa Rosa, California.



If you arrive after 5 pm, please call (707) 565-6470 for entry into the building.

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